

Approved 28th July 2026

CHURCH STRETTON TOWN COUNCIL

THE STRETTONS NEIGHBOURHOOD PLAN

REGULATION 15 SUBMISSION

Introduction

The proposal to develop a Neighbourhood Plan for Church Strettons first emerged in the '*Fixing the past, living in the present, planning for the future*' strategic plan adopted in 2021. The plan started with the Housing Needs Survey in 2022 and permission to develop a Neighbourhood Plan was given by Shropshire Council on 15th February 2023. Work to establish the project structure and start up led to the formal launch and initial consultation in December 2023/January 2024 which generated over 2,000 comments, which together with the Housing Needs Survey formed the basis of the plan driving the content towards the strategy of 'The right homes, in the right place, at the right price' and the robust preservation of the environment.

When adopted a Neighbourhood Plan is a very powerful, legally binding policy document against which all future planning applications in the parish must be assessed. Not surprisingly therefore the development of Neighbourhood Plans is tightly controlled by the Neighbourhood Planning (General) Regulations 2012, and references to these requirements are known as 'Regulation 14 Consultation, Regulation 15 Submission and so on. The Strettons plan has followed these requirements carefully.

Several iterations led to the first submission to Shropshire Council for screening against elements of national policy in April 2025, for which clearance was received in February 2026, allowing the Regulation 14 Consultation to begin on 16th February 2026, exactly three years after permission to start the plan was given. The Regulation 14 Consultation ended on 31st March 2026 and during that six-week period a range of opportunities including drop-ins, leaflet drops, Focus articles, websites, QR codes, and physical drop boxes allowed the public to participate meaningfully.

Each one of the 143 comments received were assessed by a working group of Stakeholders and a response prepared for every-one. This analysis forms the core of the Regulation 14 Consultation Report which, in accordance with the Regulation 14 guidance is presented to the Town Council to allow examination of the 17 proposed amendments which have arisen from consideration of the comments.

CSTC has previously approved the content of the Neighbourhood Plan, most recently the Regulation 14 Consultation version, and, although there are 17 amendments proposed, in practice most of these are very minor and the plan is substantially the same. The purpose of this report to CSTC in its role as the qualifying body is to introduce the work which has been completed, highlight the proposed changes and to seek

approval to formally submit The Strettons Neighbourhood Plan to Shropshire Council as the Principal Local Authority.

Following the resolution by CSTC, the final plan will be professionally formatted to ensure that it is as clear and attractive as possible, but the words will not be altered other than the correction of any minor typographical errors, updated page numbers or indexing which result from the formatting. As already delegated, this design and formatting will be managed by the Stakeholder Group.

Following submission Shropshire Council will complete legal checks and then a Planning Inspector will be appointed who may raise questions which will be managed by the Stakeholder Group. The plan will then be put to a referendum which will be organised by Shropshire Council in much the same way as for an election. Upon counting the votes, a result of 50% plus one will mean that the plan is made.

The Regulation 15 Submission pack

The following documents need to be submitted:

1. Regulation 14 Consultation Report written summary
2. Regulation 14 Consultation Report showing all comments, responses and any proposed changes
3. Amended Neighbourhood Plan with track changes in red (based on existing document design)
4. Amended Neighbourhood Plan (based on existing document design)
5. Basic Condition Statement
6. Screening outcome reports
 - a. Strategic Environmental Assessment
 - b. Habitat Regulations Assessment
7. List of Statutory Consultees
8. List of key supporting evidence and where such evidence can be found

The Basic Conditions Statement, prepared by Dave Chetwyn/Urban Vision explains how the Neighbourhood Plan meets the Basic Conditions required of all plans and other legal requirements. It includes an equalities assessment to help demonstrate compliance with human rights law.

The Screening Outcome reports are certificates of compliance issued by Shropshire Council and the Environment Agency confirming the plan as proposed meets environmental compliance.

Resolution

The Town Council resolves to submit The Strettons Neighbourhood Plan to Shropshire Council in accordance with Regulation 15, and to delegate the final post approval production to the Stakeholder Group.